

**DADA10-00-R-0013**  
**QUESTIONS AND ANSWERS #8**

1. Section L, Paragraph L-32 (c) (1) a. Technical Approach (Sub-factor 1)

The Technical Approach section requires detailed data for each service for each functional area of the PRD. We understand that detailed data is required for each item outlined in the crosswalk for each Functional Area.

- A. To appropriately provide a “narrative and supporting data”, address the “application of personnel, equipment and other resources”, to describe the “technical procedures, processes, control methods, and new or innovative approaches” and to include the “manning charts relative to each functional area” requires approximately 4-5 pages per service or functional task. We calculate that, to complete this requirement, contractors will exceed the 1500 page limit described in the RFP. That requirement significantly exceeds the written requirements of other Base Operating Services proposals. Small or mid-sized firms may be discouraged by the cost and effort associated with preparing a proposal this size.

**RECOMMENDATION:**

- ?? Require the “application of personnel, equipment or other resources” to be provided at the Functional Area level.
- ?? Require manning charts to be provided at the Functional Area Level
- ?? Require “control methods” to be included in the Quality Control Plan
- ?? Require discussions regarding subcontractor support, to include Services Performed, Subcontractor Management, Subcontractor Autonomy and Oversight processes to be provided in the Technical Methodology Section of the proposal.

**ANSWER:** Section L has been totally revised in Amendment 03. The page limit has been removed.

- B. The manning charts will not accurately provide the Government with the information required to understand the offeror's staffing plan and true resources.
- a. The manning charts will not reflect the peaks and valleys associated with providing support each type of support. For example, Family Housing requirements tend to peak during the months of May to August, and significantly drops off during the months of October to December.
  - b. The manning charts do not reflect cross-utilization of staff for services and tasks that do not require full FTE's. For example, it is unclear how to depict the personnel who prepare reports (.15 FTE one day a week?). It is also unclear how to depict personnel who perform multiple functions while manning one station.
  - c. The manhours associated with performing work are not accurately depicted on the manning charts.
  - d. The manning charts do not reflect work performed by temporary personnel. Contractors frequently use temporary personnel to augment core staff during peak periods.
  - e. The information provided in the PRD does not provide enough data to fully understand when (during the day or the week) work is normally performed at Fort Sam Houston.
  - f. Contractors can be flexible, providing support at the times, days and seasons required by the Government.

**RECOMMENDATION:**

- ?? Eliminate the Manning Charts requirements
- ?? Require offeror's to submit their staffing using a spreadsheet that depicts each task, the standard associated with performing the task (manhours per iteration of each task). Offeror's should provide the spreadsheet at the Functional Area Level. We attached an example of a spreadsheet required for TRADOC proposals.
- ?? Require an Organization Chart that depicts the overall organization and the total numbers of each type worker in each section of the organization.
- ?? Require offeror's to provide the remaining detailed data at the service or task level. At higher levels, (for example the Paragraph level, when there are sub-paragraphs and sub-sub-paragraphs) provide a summary of the sub-paragraphs that will be described. Do not require the same level of detail for the higher levels of the functional requirements.

ANSWER: Section L has been totally revised in Amendment 03. The manning chart format has also been revised.

2. Section L, Paragraph L-32 (c) (1) b. Technical Methodology (Sub-factor 2).

The requirements for Technical Methodology appear to be redundant with the information provided in the very detailed Technical Approach Section (Sub-factor 1). For example, the RFP requires another discussion of Technical Procedures, Processes, Control Methods and New or Innovative Approaches.

RECOMMENDATION:

- ?? Require Technical Procedures, Processes and New or Innovative Approaches to be defined only in the Technical Approach Section (Sub-factor 1)
- ?? Require Control Methods to be provided in only the Quality Control Plan

ANSWER: Section L has been totally revised in Amendment 03 and the redundant requests for information have been removed.

3. Section L, Paragraph L-32 (d) (1) a. Program Management Plan (Sub-factor 1)

This section describes a requirement to provide manning charts to “identify the proposed management staff and relate the staff to the functional areas of the PRD”.

RECOMMENDATION:

- ?? Eliminate the Manning Chart requirements
- ?? Require offeror's to submit their staffing using a spreadsheet that depicts each task, the standard associated with performing the task (manhours per iteration of each task). We attached an example of a spreadsheet required for TRADOC proposals.

ANSWER: Section L has been totally revised in Amendment 03. The manning chart format has also been revised.

4. Section L, Paragraph L-32 (d) (1) b. Resource Management Plan (Sub-factor 2)

This section describes a requirement to provide manning charts.

RECOMMENDATION:

- ?? Eliminate the Manning Chart requirements
- ?? Require offeror's to submit their staffing using a spreadsheet that depicts each manager and supervisor in each Functional Area. Recommend one aggregate spreadsheet of all Functional Areas be provided in this section. We attached an example of a spreadsheet required for TRADOC proposals.

ANSWER: Section L has been totally revised in Amendment 03. The manning chart format has

also been revised.

5. During the Conference, Mr. Hankins requested feedback regarding the period of time required to perform a Phase In transition.

RECOMMENDATION:

~~RE~~ Recommend the Government designate the Transition Period to occur over a 60-day period.

ANSWER: The Phase in Period has been established as 12 Aug 02 through 31 Oct 02. This is approximately 78 days.

6. Section B. The solicitation indicates that the value of the supplies, materials travel and training provided by contractors will annually exceed \$40 million. This value appears to be quite high when compared to other larger installations. For example, the materials and supplies requirement at Fort Benning, Georgia was estimated to be approximately \$17 million per year. Fort Benning is an installation with a much larger population, a higher density of equipment, more costly repair parts for equipment, and more facilities. Please review the \$40 million requirement to verify that the value does not include Job Order Contracts, ESPC work, utilities, other contractors or any other costs that will not be included in this contract.

ANSWER: The Notice to Offeror in Section B has been revised in Amendment 03 and a breakout of Supplies, Materials, Parts, Travel, etc. has been corrected.

7. Please describe the functions performed in each of the Government furnished facilities or other buildings on the installations where contractors may provide support. Many Government furnished facilities are configured for a specific function and may not be altered. Other facilities are situated in a key location on the installation that is critical to customer service. Providing the locations and the functional requirements for Government furnished facilities will ensure offeror's configure their workforce to best support customers on the installation.

**ANSWER: DEFERRED TO A-76 OPS CENTER FOR RESPONSE.**

**Answer – PWBC: “The functions performed in each of the government facilities or other buildings on the installation where contractors may provide support are described in the Design Use Category Code associated with each facility or component of facility. Complete definitions of Design Use Category Codes are contained in DA Pam 415-28.**

8. Please provide historical material cost and labor information for support to reimbursable customers. The information is normally available in the IFS-M program STAMIS program.

**ANSWER: DEFERRED TO A-76 OPS CENTER FOR RESPONSE**

**ANSWER: Data not available.**

9. Section C-7, Performance Requirements Document, Operations and Maintenance. Paragraph C-7.3.7.1.1

*"The Service Provider shall perform daily chiller, boiler, and system component operational checks on critical air and water-cooled chillers and steam and hot water boilers as specified in the manufacturers guidance"*

Please clarify which air and water-cooled chillers and steam and hot water boilers are designated as "critical".

**ANSWER: DEFERRED TO A-76 OPS CENTER FOR RESPONSE.**

**Answer – PWBC: All systems requiring daily operational cheks as listed in the PRD are considered critical.**

10. Section C-7, Performance Requirements Document, Operations and Maintenance. Paragraph C-7.3.7.1.1

*"The Service Provider shall perform daily chiller, boiler, and system component operational checks on critical air and water-cooled chillers and steam and hot water boilers as specified in the manufacturers guidance"*

Please provide a list of all HVAC systems and their manufacturers so that we may staff appropriately to provide maintenance support in accordance with each system's manufacturers guidance.

**ANSWER: DEFERRED TO A-76 OPS CENTER FOR RESPONSE.**

**Answer – PWBC: Buildings, equipment type, model number and the manufacturer are listed as attachments in the PRD. The recommended manufacturers guidance can be obtained through their web sites or directly from each manufacturer.**

11. Section C-7, Performance Requirements Document, Operations and Maintenance. Paragraph C-7.3.7.2

*"The Service Provider shall provide emergency temporary heating and air conditioning as indicated by the Government".*

Please provide historical information regarding the requirement for emergency temporary heating and air conditioning.

~~///~~ What size units are normally required?

~~///~~ What is the frequency for this requirement?

~~///~~ Which facilities require emergency temporary support?

~~///~~ Which facilities historically require emergency temporary support?

**ANSWER: DEFERRED TO A-76 OPS CENTER FOR RESPONSE**

**Answer – PWBC:**

**\* The current size units being used at Fort Sam Houston are;**

**18 ea. 9000 BTU Spot Cooling Units**

**1 ea. 60 Ton Air Cooled Chiller**

**1 ea. 120 Ton Air Cooled Chiller**

**1 ea. 200 Ton Air Cooled Chiller**

**?? The history shows the frequency of this requirement has been at least five times each cooling season.**

**?? Any building can be required this type of support depending upon temperature conditions**

**?? The following facilities have required temporary support in the past.**

<b>Bldg# 48</b>	<b>Bldg# 1002</b>	<b>Bldg# 2200</b>	<b>Bldg# 2792</b>
<b>" 107</b>	<b>" 1029</b>	<b>" 2059</b>	<b>" 2797</b>
<b>" 122</b>	<b>" 1046</b>	<b>" 2225</b>	<b>" 2841</b>
<b>" 129</b>	<b>" 1290</b>	<b>" 2265</b>	<b>" 2900</b>
<b>" 407</b>	<b>" 1377</b>	<b>" 2420</b>	<b>" 4011</b>
<b>" 590</b>	<b>" 1395</b>	<b>" 2630</b>	<b>" 4190</b>
<b>" 591</b>	<b>" 1398</b>	<b>" 2652</b>	<b>" 4196</b>
<b>" 615</b>	<b>" 1520</b>	<b>" 2657</b>	
<b>" 688</b>	<b>" 1610</b>	<b>" 2789</b>	
<b>" 902</b>	<b>" 2010</b>	<b>" 2791</b>	

12. Section C-7, Performance Requirements Document, Operations and Maintenance. Paragraph C-7.3.8.1

*"The Service Provider shall accomplish grounds maintenance services not included in the government-furnished NISH or tree pruning contracts."*

Please clarify the scope of the requirement for providing grounds maintenance. Alternatively, please provide the scope of the NISH and tree pruning contracts. The PRD is not clear regarding the frequency, locations and acreage for this support.

**ANSWER: DEFERRED TO A-76 OPS CENTER FOR RESPONSE.**

**Answer-PWBC: The grounds maintenance services not included in the government-furnished NISH and Tree Pruning Contracts cover a broad scope of work. Services include road repair, curbs, sidewalks, fences, running tracks, swimming pools, playgrounds, emergency tree and limb removal, sign installation and repair, miscellaneous masonry repairs and other repairs associated with roads and grounds maintenance. The current NISH contract for grounds maintenance includes all labor, equipment, materials, supplies, transportation, and supervision required, and all necessary items to perform tree pruning services**

13. Section C-8, Performance Requirements Document, Engineering and Support Services.

Paragraph C-8.3.3.1

*"The Service Provider shall validate and provide the Government energy savings support documentation."*

Please clarify the role of the Service Provider in providing this service. How will the Service Provider perform the validation of energy savings? Please describe the type of Energy Savings modifications that have been performed to date and the Government's expectation for a Service Provider to verify the energy savings and evaluate the effectiveness of the Energy Savings Performance Contract.

**ANSWER: DEFERRED TO A-76 OPS CENTER FOR RESPONSE.**

**Answer – PWBC: As very few of our public buildings are metered we establish a baseline for energy consumption based upon square footage estimates provided by the Business Services Division. Using these baselines and contracts such as Energy Savings Performance Contract we calculate savings in each facility that gets touched. For instance we are replacing all air handlers and lighting in classroom Bldg. 2841. We began with a baseline consumption estimate. When this building is finished we will have a metered facility that is attached to a state of the art utility monitoring control system. We will monitor continuously while taking into consideration the normal temperatures for any given time period against actual, age of systems, etc.. In this manner we will be able to establish actual energy consumption rates and show actual savings. As we are still developing our criteria, baselines, and the UMCS itself, this is the best description that can be given at this time.**